

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF TONTINE CRESCENT
ASSOCIATES, INC.
DISPOSITION PARCEL R-31A, R-31B, R-68, R-102 and R-103
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-31A, R-31B, R-68, R-102 and R-103 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Tontine Crescent Associates, Inc., has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-31A, R-31B, R-68, R-102 and R-103 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Tontine Crescent Associates, Inc., be and hereby is tentatively designated as Redeveloper of Disposition Parcel R-31A, R-31B, R-68, R-102 and R-103 in the Charlestown Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel R-31A, R-31B, R-68, R-102 and R-103 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

On November 3, 1963, the Secretary advertised the site parcels for residential development and three proposals were submitted by: (1) Zero City Square Development Group, (2) Tontine Crescent, Inc., and (3) Joseph Morrey.

The proposals submitted by Zero City Square Development Group and Tontine Crescent, Inc., were for the development of the entire site while Mr. Morrey's proposal was to rehabilitate the garage portion of the area for parking as well as retaining the existing commercial use on the ground level.

The Zero City Square Development Group and Tontine Crescent, Inc. proposals called for residential construction and rehabilitation of the garage to satisfy their parking requirements and provide some community parking.

On January 18, 1964, a public hearing was held at the American Legion Hall where the developers presented their proposals to approximately 150 community residents. Since then there has been further discussion of the proposals by interested citizens and neighbors.

James Adams of Tontine Crescent Associates, Inc. has submitted a revised proposal to develop this site. This consists of new construction in the form of a reconstruction of Bullfinch's Tontine Crescent along Main Street and the rehabilitation of the building on Washington Street. This construction will consist of 40 condominium units and 4 rehabilitated rental units. The revised site will include approximately 30 parking spaces as well as the existing face of retail outlets and a public park at the city corner end of the site.

Workington's Cooperative Bank is submitted to demonstrate the

MEMORANDUM

March 1, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA
PROJECT MASS. R-55
DISPOSITION PARCEL R-31A, R-31B, R-102, R 103, R-68
TENTATIVE DESIGNATION OF REDEVELOPER

Parcels R-31A, R-31B, R-102, R-103, R-68 is a residential development parcel consisting of approximately 60,000 square feet and is bounded by Main, Park, Warren, Henley and Winthrop Streets. The site consists of two vacant houses at 14-18 Park Street, a concrete garage between Henley and Winthrop Streets and vacant wooden buildings on Winthrop and Main Streets. There are three commercial businesses to be relocated.

On December 3, 1983, the Authority advertised the above parcels for residential development and three proposals were submitted by: (1, Zero City Square Development Group, (2. Tontine Crescent Inc., and (3. Joseph Murray.

The proposals submitted by Zero City Square Development Group and Tontine Crescent, Inc., were for the development of the entire site, while Mr. Murray's proposal was to rehabilitate the garage portion of the area for parking as well as retaining the existing commercial use on the ground level.

The Zero City Square Development Group and Tontine Crescent, Inc. proposals consist of residential construction and rehabilitation of the garage to satisfy their parking requirements and provide some community parking.

On January 18, 1984, a public meeting was held at the American Legion Hall where the developers presented their proposals to approximately 150 community residents. Since then there has been further discussion of the proposals by interested citizens and neighbors.

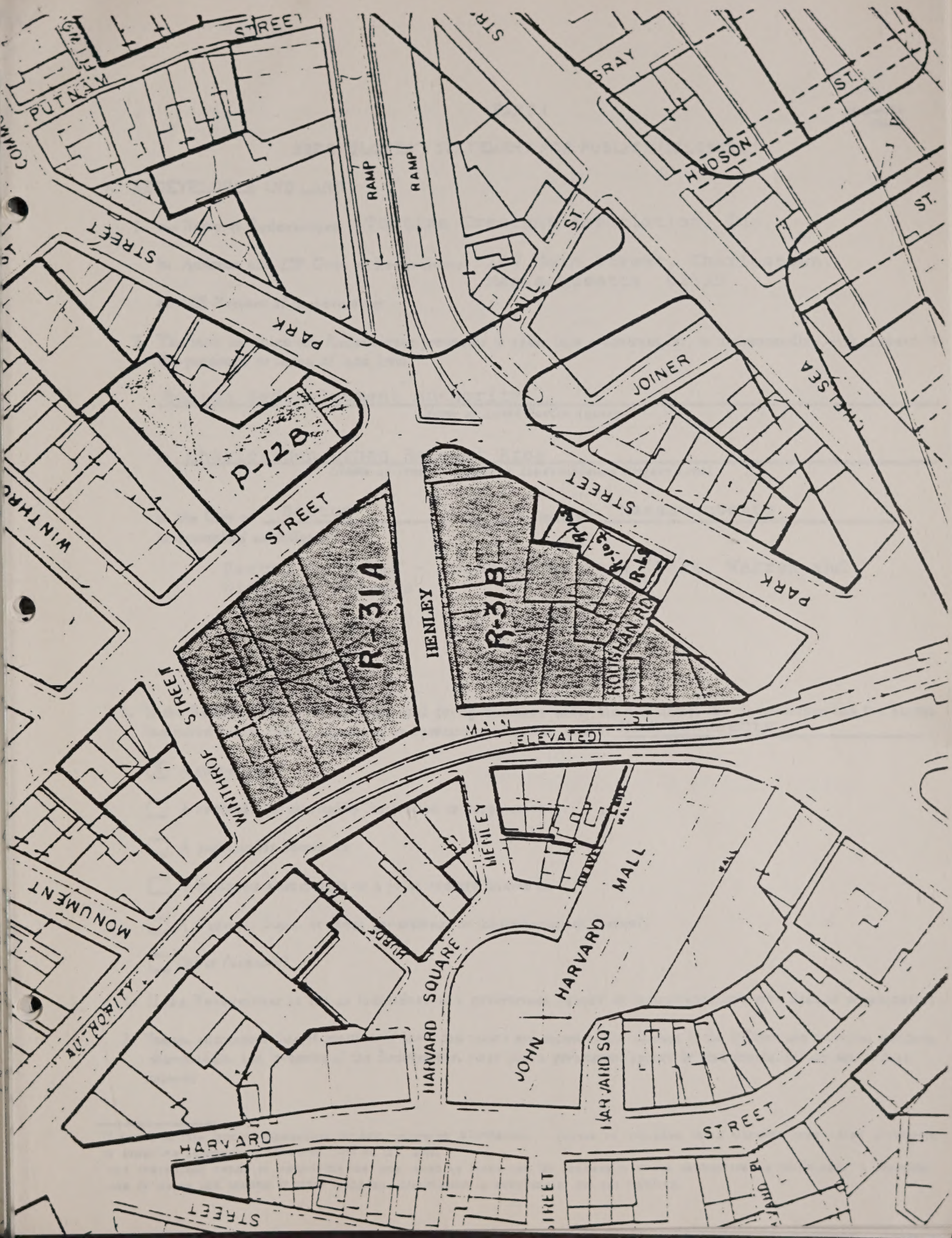
James Adams of Tontine Crescent Associates, Inc. has submitted a unique proposal to develop this site. This consists of new construction in the form of a reproduction of Bullfinch's Tontine Crescent along Main Street and the rehabilitation of the buildings on Winthrop Street. This combination will create 52 new condominium units and 9 rehabilitated rental units. The proposal also will include approximately 80 parking spaces as well as 2600 square feet of rental offices and a public park at the City Square end of the site.

Workingmen's Cooperative Bank is committed to financing the project.

Mr. Adams during the past twenty years has developed over 100 units of rehabilitated and new housing in Charlestown as well as having renovated the famous Warren Tavern. His development record in the community has been one of high quality and timeliness.

The Authority has received substantial indications of support for the Tontine Crescent proposal. In particular, the Preservation Society distributed to its entire membership, a development packet which included a synopsis of the Tontine Crescent and Zero City Square Development proposals, for the purpose of obtaining a consensus of the membership as to which proposal they preferred. Mr. Murray declined to have his proposal included. The results of this polling by the Preservation Society indicated strong preference by the membership for the Tontine Crescent submission.

Based on the strength of the developer, his development concept, and the widespread community support, it is therefore recommended that the Authority tentatively designate Tontine Crescent Associates, Inc. as the Redeveloper of Parcels R-31A, R-31B, R-102, R-103, R-68 in the Charlestown Urban Renewal Area. The Authority will work with the developer and community participants on design issues as final plans are formulated.



PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Tontine Crescent Association, Inc.

b. Address and ZIP Code of Redeveloper: 104 Main Street, Charlestown,
Massachusetts 02129

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows²

Parcel R-31 A&B - Bordered by Main, Park, Warren and
Winthrop Streets.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (If any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
James R. Adams 104 Main Street Charlestown, MA. 02129	Owner 100%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 10% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
None.	

7. Names (If not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:
- None.

RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information required in Items 9 and 10 and in Items 5 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 5.7 million
- b. Cost per dwelling unit of any residential redevelopment. \$ 86,250.00
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
26 - 1 BR units 880 s.f.	\$	\$ 97,500.00 ea.
24 - 2BR units 1760 s.f.		\$169,500.00 ea.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Estimate does not include parking spaces - Presently unable to enter premises as they are occupied.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Stove, Refrigerator, Air Conditioners, Dishwasher, Disposal.

CERTIFICATION

I (We) James R. Adams

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: August 2, 1983

Dated: _____

Signature

Signature

President

Title

Title

104 Main St., Charlestown, MA. 02129

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

Cordis Street
Charlestown, MA 02129
February 14, 1984

Mr. Robert J. Ryan
Mr. Robert L. Farrell
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Dear Mr. Ryan and Mr. Farrell:

I would like to urge you to designate Jim Adams as the developer of parcels 31a and 31b in Charlestown. As a member of the public hearing held recently in Charlestown concerning these parcels, I was most impressed with Mr. Adams' proposal and I believe that his work as a Charlestown developer has been a credit to the community. I particularly feel that he has a great sense of what is economically viable and therefore can be counted on to commence this project in a timely fashion and to complete it successfully. Furthermore, Mr. Adams' work has always been characterized by quality construction and by highly aesthetic design, two qualities which promise to be embodied in the Tontine Crescent project as well. This project promises to be a real asset to Charlestown.

Sincerely,

Bonnie Widdoes
Bonnie Widdoes
Resident

RECEIVED

FEB 15 1984

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

MASSACHUSETTS GENERAL HOSPITAL



HARVARD MEDICAL SCHOOL

ROBERT E. DINSMORE, M.D.

Associate Professor of Radiology



Director
Section of Cardiac Radiology
Department of Radiology
Massachusetts General Hospital
Boston, Massachusetts 02114
(617) 726-8316

January 24, 1984

Robert J. Ryan, Director
Boston Redevelopment Authority
1 City Hall Square
Boston, Massachusetts 02201

Dear Mr. Ryan:

I am writing as a resident of Main Street, Charlestown, for the past eleven years, regarding the proposals for development of Parcels 31A and 31B near City Square. I attended the public hearing on January 18, and have heard the developers' proposals and have seen their architects' drawings.

I feel very strongly that the Tontine Crescent proposal by James Adams and his associates is superior in virtually all respects. The idea of reproducing one of the most elegant of Bulfinch's residential buildings is exciting in itself. It will restore a Bulfinch "presence" into Charlestown which was lost when the church attributed to Bulfinch near Thompson Square was demolished. This imaginative proposal is ideal for the curved site available and is likely to become an important Charlestown landmark.

In addition, Mr. Adams has a record of accomplishment in Charlestown which gives confidence that the project will be done well. In fact, the great attraction of this part of Charlestown to developers is to a significant degree the result of Mr. Adams' earlier vision and faith in the future of Charlestown in his early developments from the pivotal Thompson Triangle project over ten years ago, to the present Thompson Green development. Mr. Adams and many of his associates are longtime residents of Charlestown and therefore have a stake in the future of the neighborhood beyond business considerations.

For these reasons I strongly urge that the Tontine Crescent Associates be designated as developers for these parcels.

Sincerely,

Robert E. Dinsmore, M.D.

WAR-

2.5.84

WITH THE EXCEPTION OF

R.J. Bourke, The Petition IS
SIGNED BY ¹⁹ OWNERS OF
PROPERTY AROUND R-31 A+B

ib No. _____ Sheet _____ of _____
y _____ Date _____
cd. _____ Rev. _____

Adam's proposal
Park, Warren and
+ proposal.

Addresses

James McLaughlin
Paula Macken
Thomas L. Gallagher
Robert A. Ramella
Mary McLaughlin
Michael Ramella
Charles C. Veil
Theresa Hopkins
Sandra R. Brown
Gavin (Gordon)
Sharon Lorne
Erik Anderson
Werner Brundschuh
Patricia Brundschuh
Michelle P. Brundschuh
Richard J. Burke

81 Warren St. Charlestown
1 Prescott St. Char.
45 Harvard St. Charlestown
1 Prescott St. Charlestown
7 Prescott St. Charlestown
24 Harvard St. Charlestown
42 Harvard St. Charlestown
24 Harvard Charlestown
46 Harvard St. Char.
Allen St. Char.
81 Warren St. Charlestown
79 Warren St. Charlestown
31 Warren St. Charlestown
79 Warren St. Charlestown
30 Harvard St. Charlestown
36 Harvard St. Charlestown
36 Harvard St. Charlestown
2 1/2 Warren St. Char.
4 Henley St. Charlestown

HENSHAW, TWAIN & CO.
30 Main Street
CHARLESTOWN, MASSACHUSETTS 02129

RECEIVED

FEB - 3 1984

DATE FEBRUARY 1, 1984

(617) 242-3947

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

SUBJECT JIM ADAMS'S

TO

MR ROBERT RYAN
DIRECTOR BOSTON REDEV AUTH
1 CITY HALL SQ.
BOSTON 02201 MA

DEVELOPMENT - MAIN ST
CITY SQ CHARLESTOWN

DEAR MR. RYAN

THE INFORMATIONAL MEETING ON THE PROPOSED DEVELOPMENT
ACROSS FROM MY APT AT 30 MAIN ST WAS VERY
INTERESTING AND THOUGHTFULLY DONE

I WAS MOST IMPRESSED WITH JIM ADAMS
PROPOSAL AND STRONGLY SUPPORT HIS PROJECT AND
HOPE THAT THE BRA WILL ACCEPT HIS
PLAN FOR THIS SITE

SINCERELY

John N. Henshaw Jr.

SIGNED

☐ PLEASE REPLY ☐ NO REPLY NECESSARY

RECEIVED

BOSTON REDEVELOPMENT Authority
City Hall
Boston, Massachusetts

FEB - 1 1984

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR 28 January 1984

Dear Members of the Authority,

I am writing you regarding the public hearing held at the American Legion Post Hall in Charlestown on the evening of January 18 of this year concerning the Authority's request for community response to the proposals presented to the BRA for Parcels 31A and 31B, specifically, the City Square area of Charlestown.

My family have been residents of the Charlestown community since 1842. My father, the late Robert L. Lee, served this area as a State Senator and State Representative during the years 1936 thru 1946. He was, as we his family, deeply concerned with the Charlestown neighborhood and of the unique position our community holds in our nations history.

After listening to three proposals presented, my family and I can only conclude that the proposal of Mr. James Adams, "The Tontine Crescent", represents the most serious dedication to preserving the Charlestown community as well as recreating the historical atmosphere of the neighborhood.

While I do not personally know Mr. Adams, I am aware of his past efforts in restoring the Thompson Square of Charlestown from a blighted condition to a desirable area to live.

His presentation indicates that he has a dedicated concern for we neighbors adjoining the cited parcels.

We heartily endorse Mr. James Adams and his "Tontine Crescent" proposal and hope for your early acceptance of it.

For the Lee family, I remain,

David F. Lee

David F. Lee
44 Winthrop St.
Charlestown, Ma.

CHARLESTOWN PATRIOT

and Somerville Chronicle

VOLUME 26 NUMBER 23

CHARLESTOWN, MASS.

PRICE 10¢

THURSDAY, FEBRUARY 2, 1984

Public Forum Allows Discussion On City Square Housing Plans

Over 150 people packed the American Legion Hall on Wednesday evening, January 18th, despite an ongoing snow storm, to listen to the three developers who submitted proposals to the Boston Redevelopment Authority (BRA) regarding Parcels 31 A and B in the City Square area of Charlestown, bordered by Main, Park, Warren, Winthrop and Henley Streets.

This community meeting evolved out of a November BRA Board meeting, at which time the tentative designation of a developer of these parcels was slated for action. Residents, including some members of the Charlestown Preservation Society, as well as individuals, voiced their opposition to the apparent speedy action by the BRA Board in making this designation without input from the community and addressing concerns about the development that is regarded to be the gateway to Charlestown. At this Board meeting, James W. Conway stated that he would organize a community meeting with the developers and the BRA staff to allow for resident input.

Action on designating the tentative developer of these parcels was further

delayed by the provisions set down in a recently enacted state law, which allows that parcels slated for redevelopment must be publicly advertised and 30 days be allotted for submission of proposals by prospective developers. Three developers — Tontine-Crescent Associates, Zero City Square Development and Joseph Murray (for Parcel 31 A only) had been received by the BRA by the January 3rd deadline.

In his opening remarks at the community meeting, Conway, who acted as moderator for the meeting, thanked the BRA for keeping its word in presenting these proposals to the residents at this public meeting. He also stated that although the BRA had no mandate to include recommendations made by the residents, he would hope that the BRA would listen to the people. He said that the order of appearance of the developers was done by a draw and that questions would follow the formal presentation by each of the three.

Representatives from the BRA in attendance were Richard Garver, Deputy Director for Community Development, William Arthur Reilly, Charlestown Project Director, and Sam Olin, Staff Architect. A professional photographer hired



JAMES W. CONWAY (at podium) moderated the recent meeting at the American Legion Hall that provided community residents an opportunity to hear from the three developers who have submitted proposals to the B.R.A. for Parcels 31A and B, located near City Square. Shown front row (l. to r.) Attorney Chris Tsouros and Wayne Welke of Zero City Square Development and Jim Adams of Tontine Crescent Associates.

by the BRA, took the official record of the meeting.

Prior to the presentations, Dick Garver gave an overview of the site. He stated that Parcels 31 A and B were an approximately 60,000 square foot urban renewal residential development. The proposals had originally been submitted in 1974 and

the tentative designation subsequently awarded, rescinded in 1981. Guidelines for development include: one parking space be allowed per unit; the design be compatible with and reflect the character of the surrounding buildings; the height be no less than 20 feet and no more than 31 feet; and that the new housing be built in a form with

Mayo Neigh

Issue: May
Neighborhood
2, 1984 at 7:00
Auditorium, 24
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Public Forum Allows Discussion On City Square Housing Plans

(continued from page 3)

that he has a letter of intent from Workingmen's Cooperative Bank in the amount of \$7.3 million. Zero City Square stated that they have letters of commitment from Haymarket Cooperative Bank and the Patriot Bank for \$4 million.

—Density: According to Adams, the Tontine Crescent proposal includes a total of 61 housing units. When questioned as to whether he believed there would be a conflict on the density of housing on the site, Adams stated that he did not believe so, as 50% of the site was open space. Zero City Square related that their proposal included 38 units for the site.

BRA Director Garver said that the terms of the BRA proposal for the site called for 25 units per acre and that the site was approximately 1½ acres.

—Sidewalks and street lighting: Both developers said that they would include new sidewalks and lights in the area of the development.

—Interest in other proposed Charlestown developments (specifically the former Charlestown High School and former Bunker Hill School): Both developers stated that they have no interest in any other proposed Charlestown development.

—Building in blocks/development in sections: The question was raised as to how long a developer can stay with a site, building it in sections. Adams referred to his development of Thompson Green, which he said started when interest rates were 18% and that good financial support and aggressive marketing can override delay. Zero City Square pointed to Roughan Hall which they have been working on and submitting plans for since 1981. BRA's Dick Garver stepped in to note that the BRA is responsible for the determination of which developer has the greatest potential of going ahead and this will be a factor in determining designation.

—Timetable: Adams said that they are prepared to start rehabilitation of existing housing almost immediately after receiving final designation, with commencement of new housing construction approximately six months later. Zero City Square said that they are ready to move immediately upon final designation.

—Roughan Hall: In a question directed to Zero City Square, they responded that Roughan Hall will be improved as an important part of City Square with plans being for offices on the upper floors and commercial space on the first floor.

—Residential mix: Mr. Adams referred to Thompson Green, which he stated was comprised of one half of the owners being former renters in Charlestown and the other half coming from outside the community. Zero City Square stated that their plan was geared more to middle income people.

—Business relocation: In reply to a question directed to the BRA on the relocation of the three businesses located on the development site (Murray, Town, English's Garage, B and B Oil), Dick Garver replied that there is no question that the BRA wants the businesses to remain in Charlestown and that relocation and other financial assistance would be discussed with them.

Among those in attendance at the meeting were District One Boston, City Councillor Robert Travaglini and Representative Richard Voke. At the conclusion of the meeting, Voke commented "I am acutely aware of the impact land development can have on an existing neighborhood. If change is to occur, it must be responsible, well-planned and highly sensitive to the needs and obligations of the community." Voke has met with the BRA and has been assured that a direct line of communication would be opened.

St. Francis de Sales Annual Quilt Raffle

This is the fifth year for the St. Francis de Sales Benefit Quilt Raffle. This year's quilt is a full size "Candlewick" handmade quilt. Over 200 hours of work have been put into this project.

Kennedy Center News

I would like to thank Diane Hennigan, Donna Burke, Pippy Leahy, Bobbi DeCarlo, Charlene Flaherty, Linda Gallagher, Jane Hastie, Mary McLaughlin, Mary Lee Owens, Alice Ringier and also welcome to Kathy Murray, the quilt committee's newest member. Also, last but not least, Peachie! These girls have been meeting at least one night a week since September to make the quilt. Thank you for donating all the materials, putting the quilt together and for the hardest thing you had to do, finding a baby sitter every week.

Charlestown youth between the ages of 14 to 21 applying for the ABCD-JFK Summer Youth Employment Program must have a social security identification number to be eligible. For further information call Dan or Kevin at 241-8866.

Wednesday Is Drama Day In Charlestown

On Wednesday, February 8, the Charlestown Work Theater will begin six weeks of workshops on creative expression, pantomime, improvisation and scene study for children and adults. There are programs for all age groups beginning in first grade (including an "independent activities" program for teens).

People interested in registering or in getting more information can come to the Charlestown Working Theater Bunker Hill Street on Saturday, February 4, between 1 p.m. and 5 p.m., or they can call the CWT and register by phone, 354. Classes for children are \$30 and limited scholars ARE available. Adult classes are \$39, from 8-9:30 p.m.

If there is enough interest, the CWT will also schedule a creative movement class for toddlers. CWT has experienced acting teacher who has also worked with children who is interested in doing this program. The have yet to be determined. Interested parents should have a message at 242-3534, asking about the "creative movement for tots" program, or come to the CWT on Saturday 4, from 1 to 3 p.m.

Be sure to REGISTER NOW! Children grades 1 thru should come to the CWT at 4 p.m., February 8, grad at 5 p.m. Adults should be at the theater at 8 p.m. YOU THERE!

THEATER...MUSIC...THEATER...DAI

Unemployed or underemployed? Looking for a job change? The Neighborhood Employment Center has information on jobs. If you are interested in finding a job, call 241-8866 at 12 Woodstock Street.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: Tontine Crescent Association, Inc.
 b. Address and ZIP Code of Redeveloper: 105 Main St., Charlestown, MA. 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows:

Parcel R-31 A&B - Bordered by Main, Park, Warren and Winthrop Streets.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
 If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of August 2, 1983, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

See Attached Financing Plan.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:
Equity Partner.

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
Workingmen's Cooperative Bank	\$

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
	\$

c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
	\$	\$

7. Names and addresses of bank references: For: A.J. Duffy
For J. Adams Workingmen's Cooperating Bank
Ms. Margaret Qualters 100 Summer Street
First National Bank of Boston Boston, Massachusetts

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 3, 5, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

See Attached Description of the Development Team.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

See Attached Description of the Development Team.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

See Attached Description of the Development Team.

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

\$

a. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) James R. Adams

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: August 3, 1983

Dated: _____

Signature

Signature

President

Title

Title

104 Main St., Charlestown, MA. 02129

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department



WORKINGMENS CO-OPERATIVE BANK

100 SUMMER STREET
BOSTON, MASSACHUSETTS 02110
(617) 451-1000

ARTHUR J. DUFFY
Vice-President

August 8, 1983

Mr. James R. Adams
Tontine Crescent Associates
104 Main Street
Charlestown, Massachusetts 02129

Dear Mr. Adams:

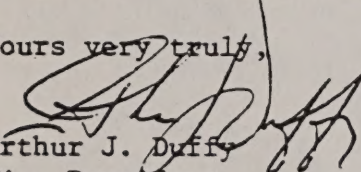
Regarding the interest of Workingmens Cooperative Bank in financing your proposal for the Tontine Crescent Project on Main Street, let me state our Security Committee has reviewed the proposal and is indeed anxious to continue our relationship.

Having invested over \$1,500,000 in your Thompson Green project on Main Street I strongly feel that the Tontine Crescent project will enhance that investment and will continue the historic revitalization of Charlestown.

On a phased basis Workingmens will provide construction and "end loan" financing in an amount up to \$6,000,000 subject to our usual underwriting guidelines and procedures.

I look forward to continuing our relationship to be part of this imaginative and important project.

Yours very truly,


Arthur J. Duffy
Vice President